

1550 W CARROLL AVE | FULTON MARKET WEST





PROPERTY HIGHLIGHTS

Secure Long-Term Ownership with Responsive, On-site Property Management

Significant Capital Improvements & Renovations Now Complete

Exposed & Sandblasted Brick & Heavy Timber

173 Space Secure Parking Lot

KASTLE Door Access System & Security Cameras Installed for Building & Parking Lot

NEW Tenant Lounge

Rooftop Deck with Seasonal Tenant Events

New Common Area & Corridor Renovations with Unmatched Charm

New Mail Room with Secure Package Delivery

Tenant Branding Opportunities

Upgraded Passenger Elevator and Multiple Freight Elevators

Multiple Collaborative Spaces Throughout the Building

NEW AUXILIARY LOUNGE

Professionally Designed by Variant Collective



Self-Serve Food Service

Coffee Bar

Lounge Seating

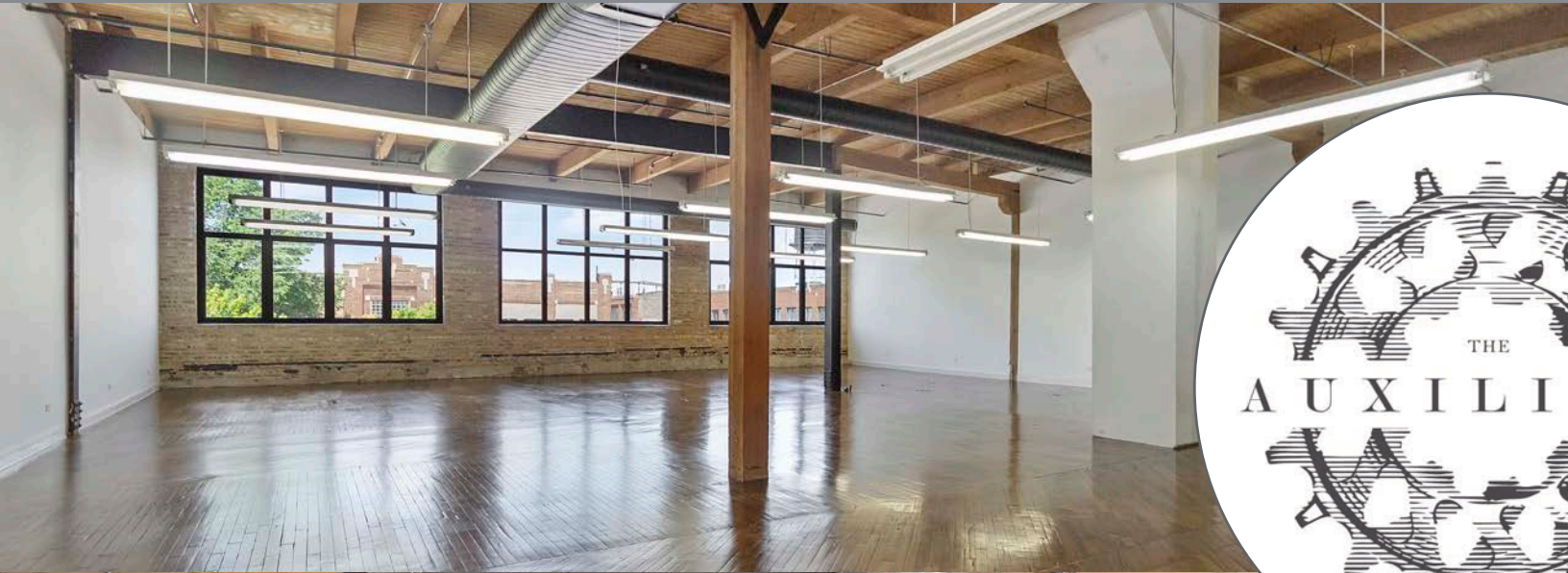
Break-out Collaboration Spaces

Meticulous Design and Care



Coffee Shop on Site with Speak Easy Vibe





BUILDING OVERVIEW

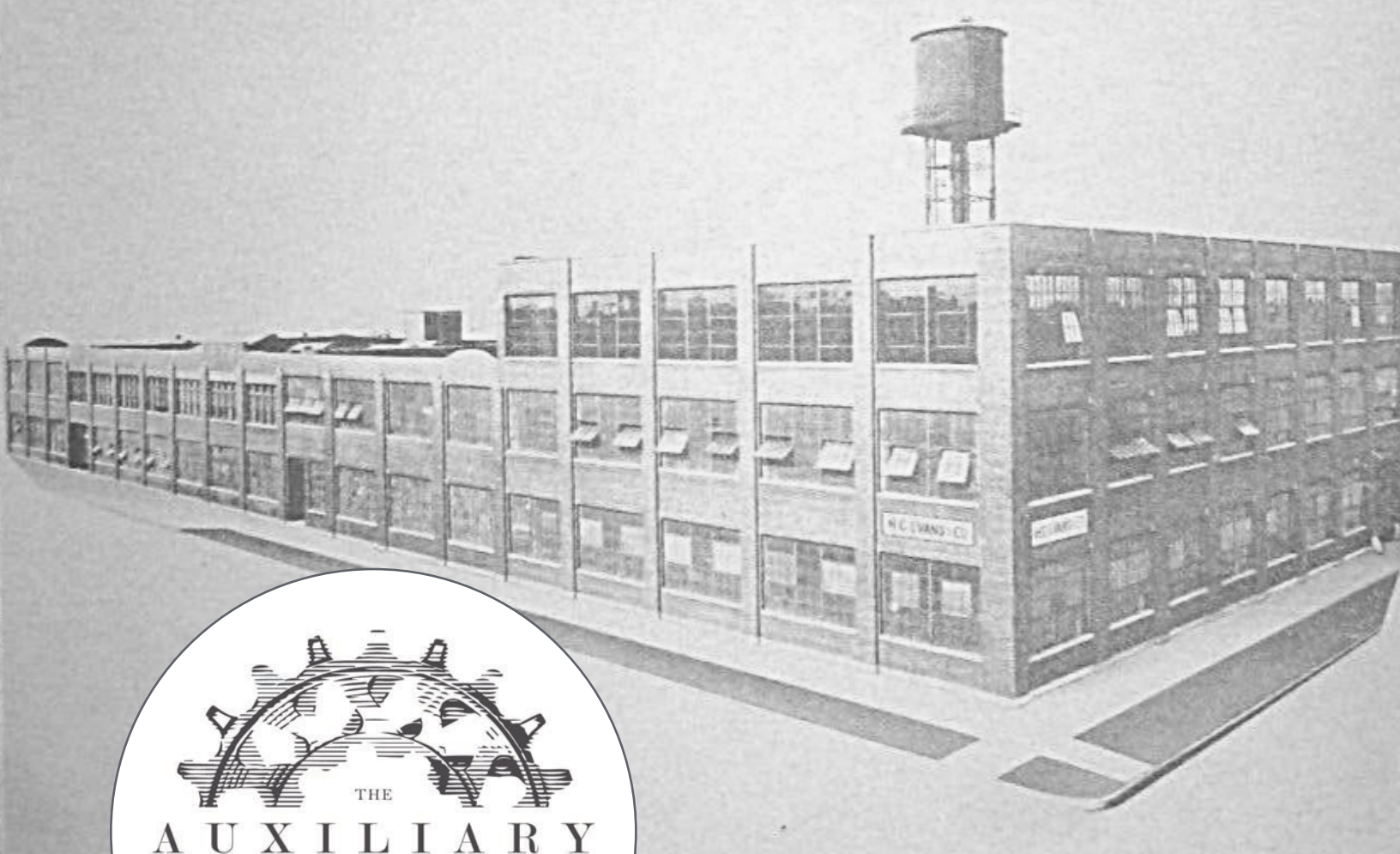
Total Building Size:	90,000 Sq. Ft.
Property Type:	Brick & Timber Loft Office
Taxes (2022):	\$3.72 RSF
CAM (2022):	\$3.44 RSF
Utilities (EST):	\$1.54 RSF



FEATURES

- Move-In ready & Turnkey Packages Available
- Tenant Controlled Climate in Each Suite
- Fiber Optic High Speed Connection
- Fully Sprinklered
- ADA Compliant Main Entrance with Passenger Elevator
- Two (2) Freight Elevators with Loading Dock
- Soaring 12'9"-14.5' Floor to Ceiling Heights
- Exposed Brick & Heavy Timber
- Expansive Operable Windows with Abundance of Natural Light in Every Suite
- Turkey Build-Outs Include:
 - Office & Conference Room with Glass Wall Inserts
 - New Linear LED Lighting
 - Renovated Black Ductwork
 - Upgraded Suite Entrances





HISTORY

Where legacy meets innovation.

Built in 1920, much of the history tied to 1550 W. Carroll has been preserved, including the original wood floors, brick & timber, and hardwoods. Renovations were carefully done to ensure preservation of these elements.

Rich in history, 1550 W. Carroll was home to the factory of H.C Evans & Co, which, at one point in time was the leading manufacturer of casino equipment supplies, for both honest and crooked operations. In addition, the company manufactured several Pinball Machines and Jukeboxes.

Chicago has a history of attracting tech companies and 1550 W. Carroll was home to one of the leaders at the time, Guardian Electric Manufacturing. Beginning in Chicago in 1932 with a workforce of just seven people, Guardian began by building and marketing fire and burglar alarms. A relay built for these alarms was so successful that the company began receiving orders for the relays alone and soon decided to concentrate on its relay expansion. The product line quickly grew to include stepping relays, solenoids, switches, and control grip assemblies. Guardian opened a manufacturing plant in 1951, with a second location to follow in 1976.

We Androids absolutely demand Guardian Steppers

If there's one thing a robot hates it's that embarrassing maintenance check! That's why we want long-life components built for dependable operation. Like Guardian stepping relays (some humans call them rotary stepping switches). They average over five million operations on the life-test rack.

Then, too, Guardian steppers are compact . . . replace relays in series or banks of multiple circuitry . . . so we keep slim.

If you don't want a fat, broken-down android on your hands, specify Guardian steppers. Lots of types available . . . sequence selecting, automatic resetting, pulse multiplying, slave and master, etc., etc. Up to 52 contacts per deck . . . up to 6 undivided circuits. Write for Bulletin F32.

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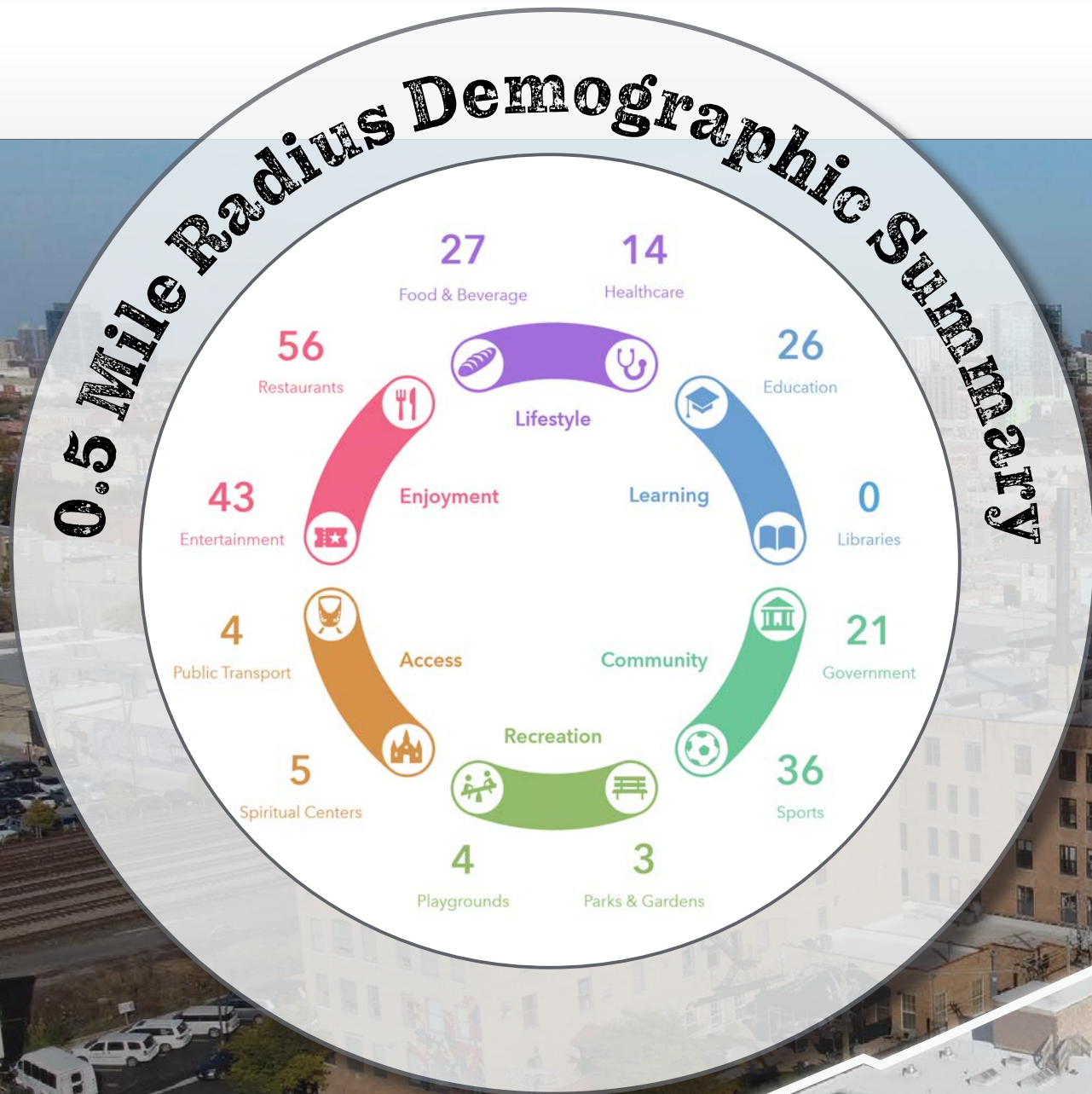
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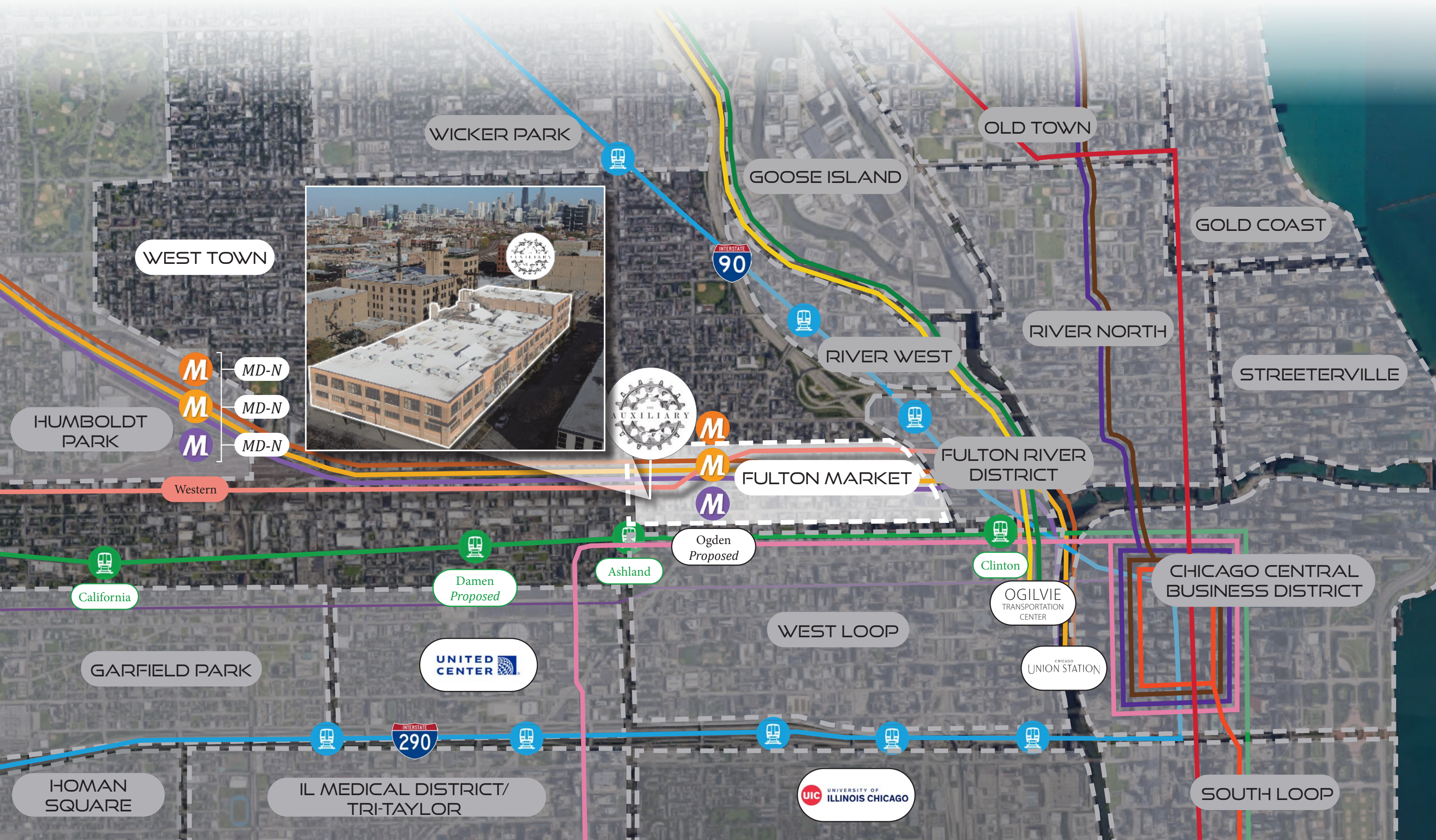
LOCATION OVERVIEW

Look Beyond | A Different View of Fulton Market



FULTON MARKET WEST

THE CENTER OF CONNECTIVITY





AVAILABLE SUITE

Suite 301 | 9,730 RSF

A workplace that supports your creativity.



HIGHLIGHTS

- Turnkey, Move-In Ready with Furniture Available
 - Exclusive 3rd Floor, Penthouse Corner Suite
 - Abundance of Expansive Natural Light. Window Lines Along The east & south With Fulton Market and Downtown Cityscape Views
 - Built-out for Capacity of 54, (180 RSF per Employee); Ability to Increase Efficiencies/Capacity
 - Elevator ID
 - 14'5" Floor to Ceilings
 - Interior & Exterior Branding Opportunities
-

AVAILABLE SUITE

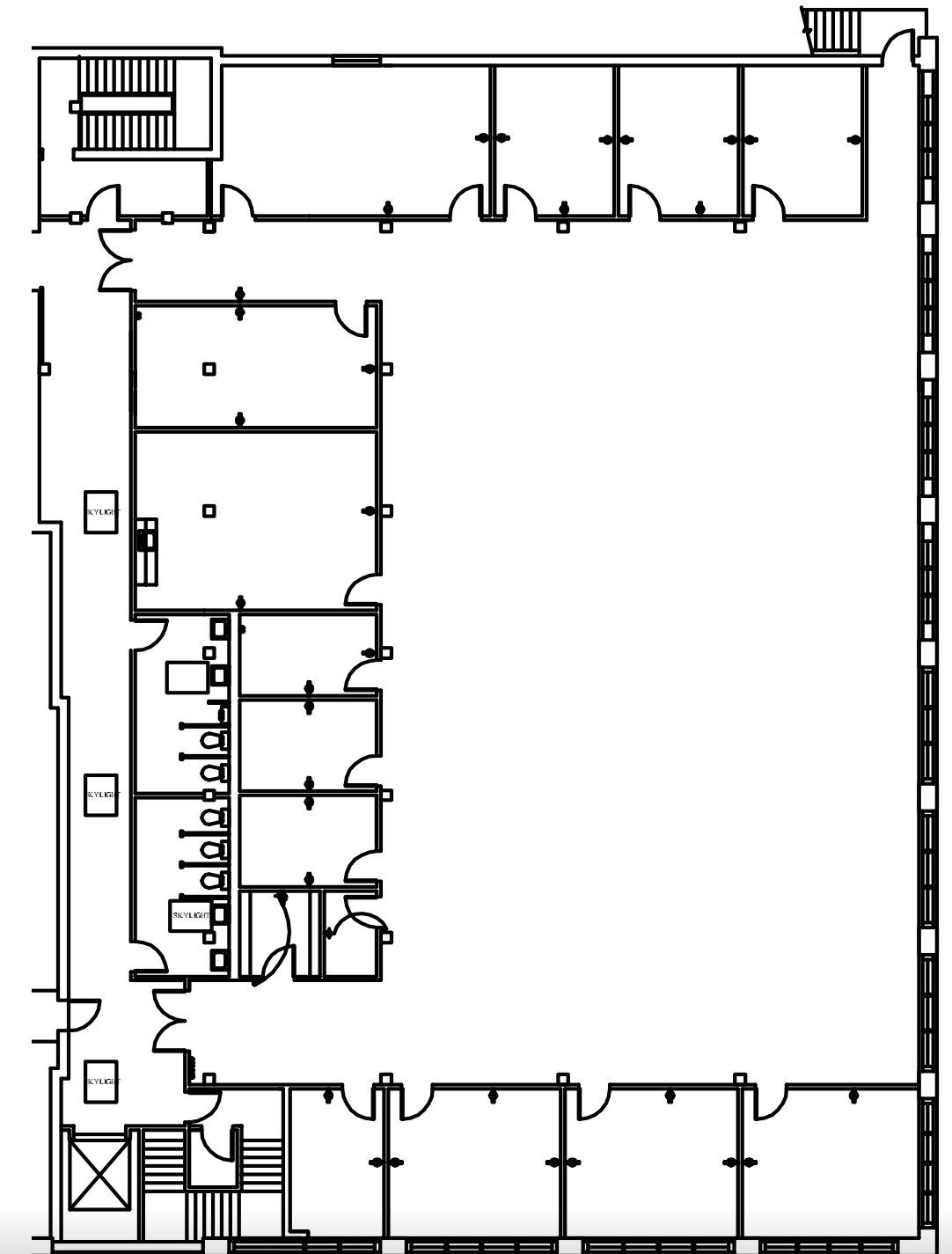
Suite 301 | 9,730 RSF



SUITE SPECIFICATIONS

- **Six (6) Private Offices**
 - Three (3) 16'5" x 14'9" Executive Offices
 - Three (3) 11'5" x 14'11" Offices
 - Executive Office Desks with Cabinets and Small, Round Conference Tables
- **Six (6) Conference / Huddle Rooms**
 - One (1) 26'5" x 15' Board Conference Room
 - Boardroom Conference Table with Seating for Seventeen (17)
 - Built-in Projector with Screen
 - Cabinets, and Shelving
 - Three (3) 12'6" x 8'10" Interior Conference / Huddle Rooms
 - One (1) 9'1" x 14'9" Interior Conference / Huddle Room
 - One (1) 11'10" x 22'9" Conference / Huddle / Storage Room
- **Full Kitchen / Break Room**
 - 17'5" x 22'9"
 - Two (2) Refrigerators, One (1) Microwave, Cabinetry
 - Interior Seating
- **Forty (40) Modular Workstations**
 - 6' w x 6' d x 4'3" h
 - Hard Wired with Column Runs for Electrical
 - Built-in Cabinets & Pedestal Filing Cabinets
- **Two (2) x Four (4) Seat Bench Desks**
- **Reception Area, Supply Closet & Built-in Closets**
- **Private, Non-dedicated Restrooms on Floor**
- **Independent Climate Control**
- **Five (5) Wall-mounted TV's**
- **Two Mounted Projectors with Screens**
- **Built-in Sound System**
- **Spacious 13'3" x 16'3" Column Spacing with Workstation Electrical Running Along Column**
- **Direct Access to Roof Deck & Freight Elevator**

FLOOR PLAN





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